

2024025680 00105

FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
08/01/2024 01:41:21 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3819
PG: 1657 - 1659

**CORRECTIVE OR SCRIVENER'S AFFIDAVIT FOR
NOTICE OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.1]**

Prepared by: CLINT CALAWAY _____

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the NORTH CAROLINA GENERAL WARRANTY DEED recorded on 7/18/24 in Book 3816 Page 4315, FORSYTH County Registry, by and between AMAUARY ARBELO (SEPARATED) AND NATALY TERESA DIAZ GUTIERREZ (SEPARATED) AS GRANTOR AND HONORIO VALENCIA REYES AS GRANTEE contained typographical or minor error(s); and this Affidavit is made to give notice of the below corrective information:

THIS CORRECTIVE AFFIDAVIT IS TO CORRECT THE LOT NUMBER IN THE LEGAL DESCRIPTION TO LOT 260

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- Drafter or preparer of the previously recorded instrument
- Closing attorney for transaction involving the previously recorded instrument
- Attorney for grantor/mortgagor named above in the previously recorded instrument
- Owner of the property described in the previously recorded instrument
- Other (Explain: _____)

A copy of the previously recorded instrument (in part or in whole) () is / () is not attached.

Signature of Affiant _____
Print or Type Name: CLINT CALAWAY

Signature of Affiant *Clint Calaway*
Print or Type Name: Clint Calaway

State of NC County of FORSYTH

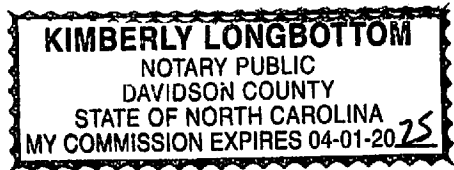
Signed and sworn to (or affirmed) before me, this the 1st day of AUGUST, 2024.

My Commission Expires: 4/1/25

[Signature]

Notary Public

(Affix Official/Notarial Seal)



Exhibit

2024023845 00165

FORSYTH COUNTY NC FEE \$28.00
STATE OF NC REAL ESTATE EXT
\$110.00

PRESENTED & RECORDED
07/18/2024 04:10:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3816
PG: 4315 - 4316

submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$110.00

Parcel Identifier No. 8846-12-6220.000

05
\$25.00
EXTX

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 18 day of July, 2024 by and between

GRANTOR
AMAUARY ARBELO (SEPARATED) AND
NATALY TERESA DIAZ GUTIERREZ (SEPERATED)
1209 CLEAR SPRING COURT, CHARLOTTE, NC 28214

88
\$25.00
EXTX

GRANTEE
HONORIO VALENCIA REYES
1424 EMERALD STREET, WINSTON-SALEM, NC 27105

TY

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING ALL OF LOT 269, EAST FOURTEENTH STREET DEVELOPMENT COMPANY, PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 32A, FORSYTH COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3513, Page 2912, Forsyth County Registry.


88
\$25.00
EXTX

The above described property does does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.



(SEAL)
AMAURY ARBELO

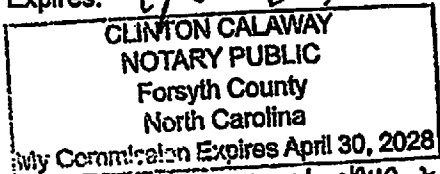



(SEAL)
NATALY TERESA DIAZ GUTIERREZ

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: AMAURY ARBELO (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 4/30/28





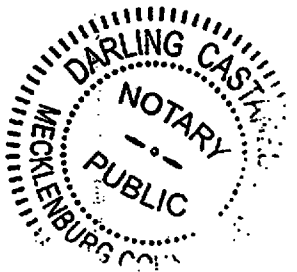
Notary Public


Print Notary Name: Clinton Calaway

STATE OF NORTH CAROLINA - MECKLENBURG COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that they signed the foregoing document: NATALY TERESA DIAZ GUTIERREZ (SEPARATED). Witness my hand and official stamp or seal, this 18 day of July, 2024.

My Commission Expires: 6-15-2028





Notary Public

Print Notary Name: Darling Castaneda